

toombs.team/404-botsford

For Sale

404 Botsford St

NEWMARKET, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



**TOOMBS
TEAM**
REAL ESTATE GROUP

Property Overview

Welcome to 404 Botsford Street, a beautifully renovated home nestled in one of Newmarket's most sought-after, family-friendly neighbourhoods. Tucked away on a quiet one-way street, this property offers the perfect balance of comfort, style, and everyday convenience.

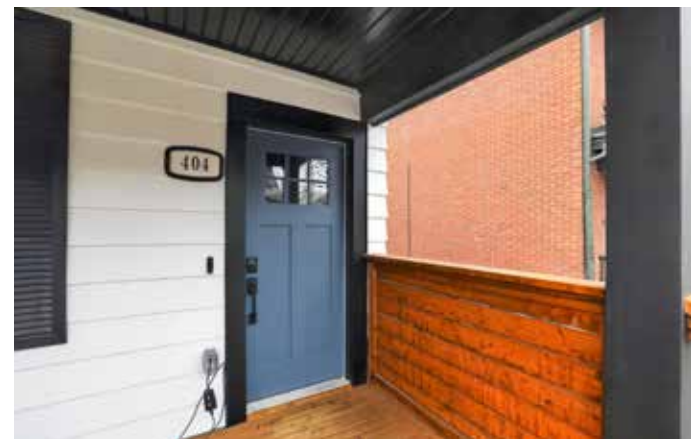
Completely reimagined in 2021, this home has been renovated from top to bottom with no detail overlooked. Major upgrades include new plumbing, electrical, and a replaced main waterline, along with a full interior transformation featuring new drywall, trim, and spray foam insulation.

The main floor has been structurally reinforced with 14 LVLs, and all mechanical systems are brand new-providing peace of mind for years to come.

The heated, detached garage adds incredible versatility, complete with custom built-in bunkbeds-ideal for guests, a studio space, or a unique retreat.

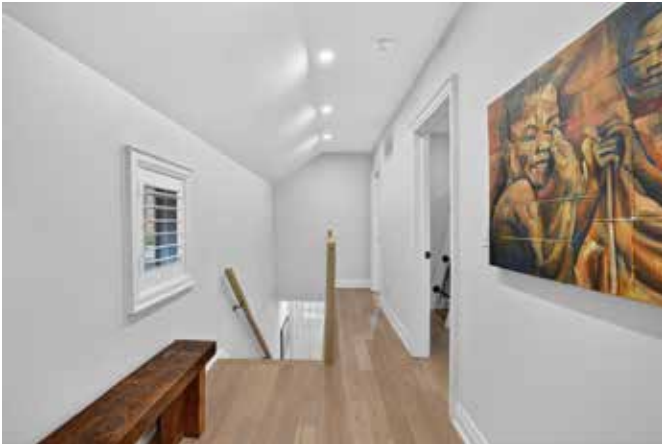
Truly turnkey, this home is perfectly located in the heart of downtown Newmarket, just steps to shops, restaurants, parks, and all the charm the area has to offer.

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WHY YOU'LL LOVE IT

01

Downtown Newmarket

Located steps to Newmarket's Historic Main Street, and amongst the beautiful community of "old newmarket". Walk to GoTrain, Hospital, Yonge Street + much more!

02

Old Charm with Peace of Mind

Every square inch of this home was rebuilt with an attention to detail and craftsmanship so you don't have to. New electrical, plumbing, HVAC & more.

03

Detached Bunkie

The detached garage has been converted to a great hangout space for kids and adults, and being fully spray foam insulated is usable in all four seasons

04

Easy Commute to Toronto

With easy access to Highway 404, commuting to Toronto is seamless and efficient. Enjoy the best of both worlds—urban convenience just a drive away, paired with the comfort and tranquillity of your Newmarket home.

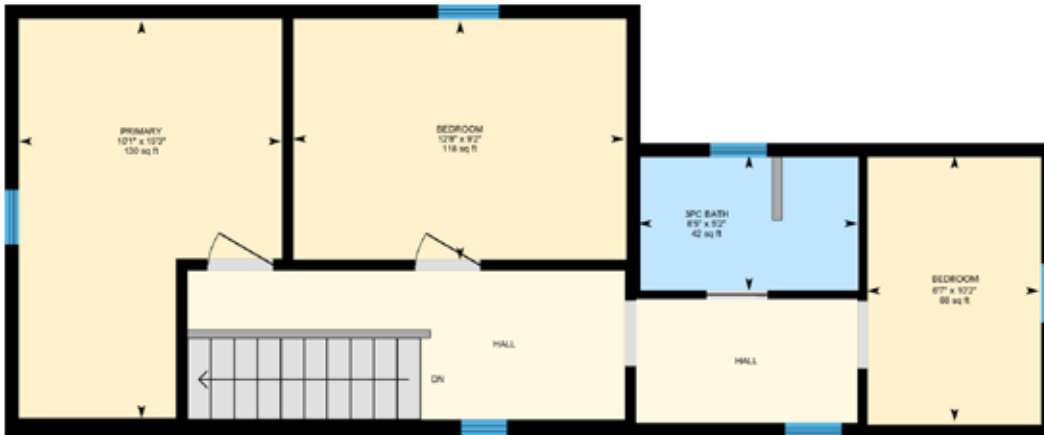




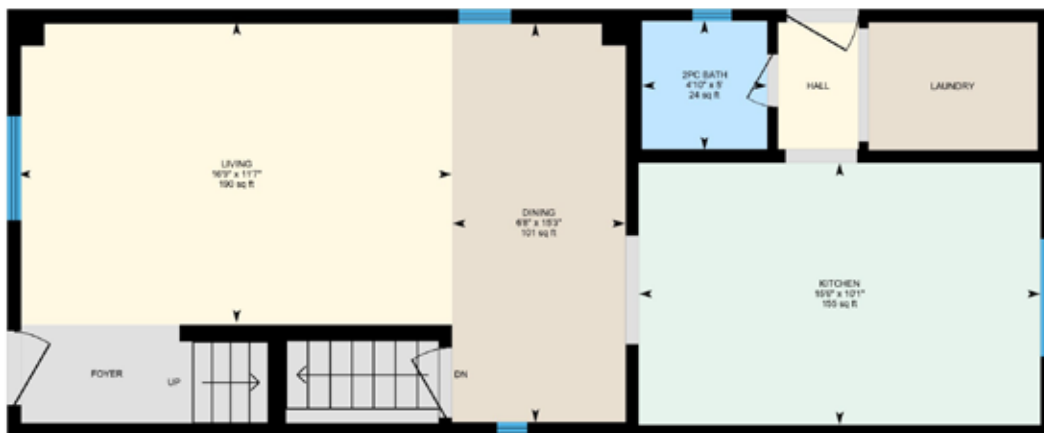


Floor Plans

Total Exterior Area Above Grade 1238.30 sq ft



2nd Floor



Main Floor



Basement

Newmarket

Local Area Report

Nestled in a prime Newmarket neighbourhood, 404 Botsford Street puts you near top-rated schools, scenic parks, convenient transit, and trusted healthcare.



SCHOOLS

With good assigned public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Stuart Scott PS
Designated Catchment School
Grades PK to 8
247 Lorne Ave

Mazo De La Roche PS
Designated Catchment School
Grades 2 to 8
860 Arnold Crescent

LookDeeper



Newmarket HS
Designated Catchment School
Grades 9 to 12
505 Pickering Crescent

ÉS Norval-Morrisseau
Designated Catchment School
Grades 7 to 12
51 Wright St

PARKS & REC

This home is located in park heaven, with 3 parks and 19 recreation facilities within a 20 minute walk from this address.



 **Gorman Pool**
424 D'Arcy Street


 3 mins

 **Newmarket Community Centre / Lions Hall / Riverwalk Commons**
200 Doug Duncan Drive


 5 mins

 **Lions Park**
230 Church Street


 3 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------------|
| 1 Playground | 1 Track |
| 1 Pool | 2 Community Centres |
| 1 Rink | 1 Sports Court |
| 9 Tennis Courts | 1 Outdoor Games Facility |
| 1 Basketball Court | 1 Trail |
| 2 Ball Diamonds | 1 Arts/Performance Facility |
| 1 Sports Field | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 12 minute walk away, and the nearest street transit stop is a 4 minute walk away.

 **Nearest Rail Transit Stop**
Newmarket GO

 12 mins

 **Nearest Street Level Transit Stop**
Main St / Botsford St

 4 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a hospital, and a fire station within 2km.

 **Southlake Regional Health Centre**
596 Davis Dr

 **Fire Station**
125 McCaffrey Rd

 **Police Station**
240 Prospect Street



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